

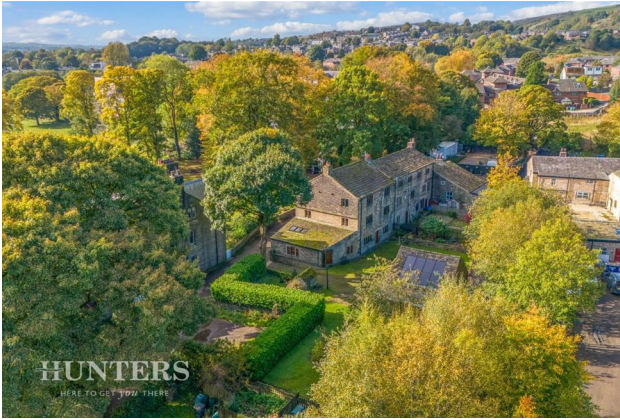
HUNTERS[®]

EXCLUSIVE

Townhouse Mill Town House Road, Littleborough, OL15 9JX

£625,000

Property Images



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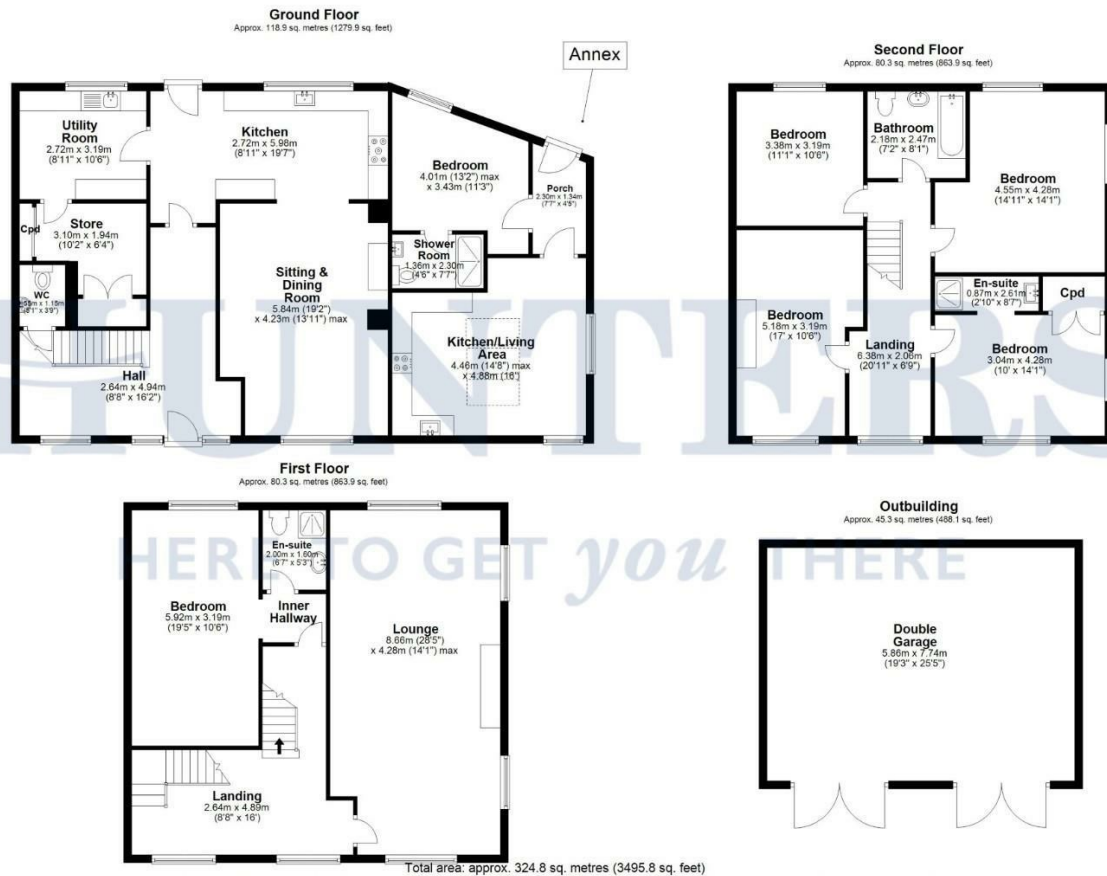
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Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plans produced using PlanUp.

Hunters are thrilled to offer to the market this unique property, which dates back to around 1752, when it was originally a woollen mill. Sympathetically converted into dwellings around 1997, it has, over the years, been lovingly maintained and modernised, with the old stable block being converted into a one bedroom ANNEX. Retaining many original features, Town House Mill, which is Grade II listed, provides substantial family accommodation over three floors, and it offers an abundance of charm and character throughout. The grounds cover approximately one third of an acre, and include a gated driveway providing off road parking for several cars, as well as a detached double garage which has a mezzanine level and is fitted with solar panels. Also, there is a wood shed, again fitted with additional solar panels. The landscaped gardens make it an ideal family space to sit out and enjoy the natural surroundings. For keen gardeners, the vegetable patches offer an exciting opportunity to grow your own. Backing onto open green belt land with a brook and woodland, this idyllic setting attracts a large variety of wild-life.

The property internally comprises: Entrance Hall, Cloakroom, Open plan Living Dining Kitchen, Utility Room, and Drying Room, to the ground floor. To the first floor, a Sitting Room, Master bedroom with En-suite. On the second floor are four further double bedrooms (one with shower en-suite), and a family bathroom. THE ANNEX comprises: open plan Sitting Room/Kitchen with modern fixtures and fittings, a double bedroom, En Suite Shower Room.

A viewing comes highly recommended.

LOCATION

This small Hamlet is perfectly located for those looking for the best of both worlds, tucked away surrounded by trees and open fields, yet still within approx. 10-15min walk into the village and therefore providing easy access to all the amenities on offer. Littleborough is one of the larger settlements in the borough, yet retains its village atmosphere with many local independent shops, cafes and restaurants. The town has a history of both wool and cotton weaving and the stone built heart of the town is a designated conservation area because of its special architectural qualities, including the Coach House Heritage Centre and the circular wheatsheaf buildings. Furthermore, the surrounding countryside and the tourist attractions of Hollingworth Lake and Watergrove Reservoir boast beautiful natural landscapes, perfect for days out. This desirable property, within this idyllic location, is still (for some) within walking distance to the centre of the village and the main line train station for Leeds and Manchester, with further easy access to the M62 Motorway, making this an ideal destination for commuters.

Entrance Hall

8'7" x 16'2"

Front facing double glazed windows within hardwood frames, stone staircase leading to the first floor with oak balustrade, exposed feature stone, stone flagged floor, radiator.

Downstairs WC

WC, wash hand basin, part tiled walls, stone flagged floor.

Kitchen

19'7" x 8'11"

Rear facing double glazed stone mullion windows, a comprehensive range of fitted wall and base units with complimentary wooden worktops, Belfast sink, Range oven and hob, integrated dishwasher, part tiled walls, stone flagged flooring, radiator.

Living/Dining Room

19'1" x 13'10"

Front facing double glazed stone mullion windows, feature stone fireplace and hearth with log burner, stone flagged floor covering, radiator.

Utility Room

8'11" x 10'5"

Rear facing double glazed stone mullion window, fitted wall and base units, single drainer sink unit, plumbing for automatic washer, further pantry with built-in units, stone flagged flooring, radiator.

Store Room

10'2" x 6'4"

Ideal useful room for storage.

First Floor Landing

Feature front facing double glazed stone mullion and arch windows, radiator.

Lounge

28'4" x 14'0"

Triple aspect to front, side and rear double glazed stone mullion windows, feature fireplace with oak mantelpiece, stone surround and hearth and gas burner, radiator.

Bedroom 1

19'5" x 10'5"

Rear facing double glazed stone mullion windows, large double room, engineered wood floor covering and radiator.

En-suite Shower Room

WC, wash hand basin, shower cubicle, fully tiled walls, solid wood parquet tiles, heated towel radiator.

Second Floor Landing

Feature front facing feature arched double glazed window.

Bedroom 2

14'11" x 14'0"

Dual aspect rear and side facing double glazed stone mullion windows, feature beamed ceiling, double room, radiator.

Bedroom 3

9'11" x 14'0"

Front and side facing double glazed stone mullion windows, double room, built in robes, radiator.

En-Suite Shower Room

Shower unit with electric shower, wash hand basin with vanity unit, part tiled walls, tiled floor.

Bedroom 4

16'11" x 10'5"

Front facing double glazed stone mullion window, feature stone fireplace, double room, radiator.

Bedroom 5

11'1" x 10'5"

Rear facing double glazed stone mullion windows, feature beamed ceiling, built in shelving, radiator.

Family Bathroom

7'1" x 8'1"

Three-piece suite with hand held shower over bath, part tiled walls, solid wood floor covering, cast iron radiator.

Annex

Annex Entrance Porch

Rear facing wooden door, built in utility cabinet which is useful for storage and hanging coats etc, stone flagged floor with underfloor heating.

Annex Open Plan Living Kitchen Diner

14'7" x 16'0"

Open plan living space which includes the living room and kitchen. Front facing wooden double glazed window, side facing wooden double glazed window and Velux windows to the roof making this a light and airy space. A modern fitted kitchen with a range of wall & base units, quartz worktop and splash back tiling, Belfast sink and mixer tap, electric oven & hob with extractor fan over, integrated appliances to include dishwasher and washer/dryer, wooden beams to ceiling, spotlights to the ceiling, and a traditional stone flagged floor with under floor heating.

Annex Bedroom 1

13'1" x 11'3"

Rear facing double glazed window, fitted wardrobes and matching bedside cabinets, traditional stone flagged floor with underfloor heating.

Annex Shower Room

Walk-in shower cubicle with shower screen, vanity unit with wash hand basin and WC, tiled walls floor to ceiling, traditional stone flagged floor with underfloor heating and wall mounted heated radiator

External

The grounds cover approximately one third of an acre, and include a gated driveway providing off road parking for several cars, the detached double garage (5.86m x 7.74m) which has a mezzanine level, is fitted with solar panels. There is an additional wood shed, again fitted with solar panels, the well landscaped gardens make it an ideal family space to be able to sit out and enjoy. For keen gardeners, the vegetable patches offer exciting opportunity to grown your own. Backing onto open green-belt land with a brook and woodland surroundings, this truly is an idyllic setting attracting a large variety of wild-life.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND E